

PLANNING COMMISSION MINUTES

August 21, 2002

CALL TO ORDER:

Chairman Vlad Voytilla called the meeting to order at 6:35 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

ROLL CALL:

Present were Chairman Vlad Voytilla, Planning Commissioners Bob Barnard, Gary Bliss, Eric Johansen, Dan Maks and Scott Winter. Planning Commissioner Shannon Pogue was excused.

Community Development Director Joe Grillo, Development Services Manager Steven Sparks, AICP, Planning Services Manager Hal Bergsma, Senior Planner Kevin Snyder, Assistant City Attorney Ted Naemura and Recording Secretary Sandra Pearson represented staff.

The meeting was called to order by Chairman Voytilla, who presented the format for the meeting.

APPROVAL OF MINUTES:

Minutes of the meeting of July 24, 2002, submitted. Commissioner Johansen requested that line 44 of page 6 be amended, as follows: "Commissioner Johansen expressed concern with fixing a **cut-through traffic** problem that..." Commissioner Maks requested that lines 10 and 11 of page 5 be amended, as follows: "Acting Chairman Maks questioned whether staff feels that ~~this proposal includes a lot of units~~ **the number of units proposed meets the minimum density requirements** for this specific acreage." Commissioner Maks requested that line 15 of page 7 be amended, as follows: "...expressed his opinion that ~~come~~ **some** progress has been made..." Commissioner Maks requested that line 22 of page 9 be amended, as follows: "...noted that this appeal ~~is based upon the appellant's determination~~ **specifically states that**..." Observing that there had been a great deal of discussion involved, Commissioner Maks expressed his opinion that these minutes had been well prepared. Commissioner Johansen **MOVED** and Commissioner Barnard **SECONDED** a motion that the minutes be approved, as amended.

Motion **CARRIED**, unanimously, with the exception of Chairman Voytilla, who abstained from voting on this issue.

1 Minutes of the meeting of July 31, 2002, submitted. Commissioner Johansen
2 **MOVED** and Commissioner Maks **SECONDED** a motion that the minutes be
3 approved as written.

4
5 Motion **CARRIED**, unanimously.

6
7 Minutes of the meeting of August 7, 2002, submitted. Commissioner Johansen
8 **MOVED** and Commissioner Maks **SECONDED** a motion that the minutes be
9 approved as written.

10
11 Motion **CARRIED**, unanimously, with the exception of Commissioner Barnard,
12 who abstained from voting on this issue.

13
14 **WORK SESSION:**

15
16 6:38 p.m. – Commissioner Winter arrived.

17
18 Community Development staff will conduct a work session with the Planning
19 Commission to discuss future amendments to the City's Development Code and
20 current Metro issues, including the expansion of the Urban Growth Boundary
21 (UGB) and Statewide Planning Goal 5 resources.

22
23 Planning Services Manager Hal Bergsma briefly discussed Metro's
24 recommendation with regard to the proposed Urban Growth Boundary (UGB)
25 expansion, observing that this proposal is expected to meet anticipated housing
26 and employment needs over the next twenty years.

27
28 6:43 p.m. – Community Development Director Joe Grillo arrived.

29
30 Mr. Bergsma further discussed the expansion of the UGB, emphasizing that
31 designated farmland would be utilized last. Observing that the anticipated
32 shortfall makes it necessary to determine where additional industrial land would
33 be located, he pointed out that while this process could take approximately two
34 years, the land is needed at this time. He mentioned that consideration is being
35 given by the State to allowing Metro to look at land needs on a sub-regional basis,
36 adding that there is also the possibility of sharing property taxes or utilizing other
37 revenue sharing sources generated by the more affluent areas, although the
38 concept of revenue sharing is very vague at this time.

39
40 Community Development Director Joe Grillo discussed the concept of revenue
41 sharing, noting that this option is obviously more attractive to an entity that is
42 receiving a greater amount of revenue than it is contributing.

43
44 Mr. Bergsma mentioned that Metro is currently working on new criteria for
45 approval of grants through their major transportation improvement program,
46 adding that the greatest amount of funding would be awarded to transportation

1 projects on centers such as the Downtown Beaverton Regional Center in projects
2 providing improved connections to centers, such as widening SW Farmington
3 Road..

4
5 Commissioner Maks questioned whether the concept of the proposed UGB
6 expansion has been well received throughout the community.

7
8 Mr. Bergsma advised Commissioner Maks that the proposed expansion to the
9 UGB has not been a popular concept. He described the proposed expansion map,
10 pointing out that the proposed boundaries are generally located within a mile of
11 the existing UGB. He pointed out that between six and 24 large industrial sites,
12 consisting of over 50 acres, are currently needed in this area.

13
14 Mr. Grillo emphasized that it is important to remember that the City of Beaverton
15 is not attempting to create more residential land within the proposed UGB
16 boundaries, although some is proposed for addition to the UGB around
17 Beaverton.

18
19 Mr. Bergsma explained that in addition to the required industrial land, more land
20 for 38,700 additional homes would be needed within the UGB, adding that a great
21 deal of this land is proposed to be added in the Damascus area. He pointed out
22 that approximately 68% of the growth in Washington, Multnomah, Clackamas
23 and Clark Counties over the next 20 years is projected to occur within the Metro
24 UGB, emphasizing that it is important to recognize the issues that would need to
25 be addressed in the Damascus area, including lack of adequate infrastructure,
26 government and transportation facilities.

27
28 Mr. Bergsma referred to the need for additional industrial land, emphasizing that
29 there is a lack of space for new facilities. Noting that schools and churches are
30 considered institutional use, he pointed out that locating these facilities on
31 industrial property generally creates issues, adding that although 7,000 additional
32 jobs are needed in the Beaverton area, this would not occur if all of these jobs end
33 up locating in Hillsboro.

34
35 Mr. Grillo suggested that it is necessary to impose some restraints upon land uses
36 in existing industrial land.

37
38 Chairman Voytilla commented that what had been considered déjà vu ten years
39 ago has now become a reality, expressing his opinion that the Damascus area is
40 not appropriate for the UGB expansion. He pointed out that this would involve
41 too much of a stretch, creating some very expensive land.

42
43 Referring to the ability to provide necessary infrastructure, Mr. Bergsma
44 discussed the difficulties involved in the development of the Damascus area,
45 including the acceptance of urbanization. He mentioned that many landowners
46 are not interested in annexation and are opposed to development near their

1 property. Observing that an Open House and Public Hearing on the UGB
2 expansion proposal has been scheduled by Metro for Thursday, October 3, 2002,
3 at the Beaverton Public Library, he distributed copies of Metro's *Let's Talk*
4 *Regional Conference and Community Workshops Executive Summary* for Summer
5 2002.

6
7 Mr. Grillo mentioned that there are deadlines with regard to re-noticing in order to
8 meet legal requirements for making a UGB decision by the end of the year 2002.

9
10 Mr. Bergsma verified that the deadline for proposing additional land for jobs is
11 September 12, 2002, while the deadline with regard to housing is August 28,
12 2002.

13
14 Commissioner Barnard expressed his opinion that the City of Beaverton has
15 actually become a housing city.

16
17 Commissioner Maks agreed with Commissioner Barnard, adding that the City of
18 Beaverton contains a large amount of residential and office use.

19
20 Mr. Bergsma discussed Goal 5 as it relates to the role of the Tualatin Basin in the
21 Metro Goal 5 process. Referring to the wildlife habitat and riparian corridors
22 identified as significant by Metro, he pointed out that the City of Beaverton and
23 other local governments in the Basin have applied with Metro to complete the
24 Goal 5 process for the Tualatin Basin, including drafting project protection
25 programs, emphasizing the importance of incentives, acquisition and education.

26
27 Mr. Sparks discussed future amendments to the Development Code, noting that it
28 is important to consider what could be accomplished in what he referred to as
29 "one week bites".

30
31 Expressing his concern with control of long-range planning, Mr. Grillo pointed
32 out that the City of Beaverton is presently way over capacity in terms of the
33 amount of work that needs to be done, largely in response to Metro initiatives,
34 relative to staff resources.

35
36 Mr. Sparks discussed the general projects that would be addressed over the next
37 few months, observing that some large and complicated projects are anticipated,
38 including a large amount of neighborhood involvement. He mentioned that "The
39 Round" has been making a great deal of progress, and discussed The Quarry
40 (Murray/Scholls Town Center), noting that this application for a Planned Unit
41 Development (PUD) would be submitted under the existing Development Code.

42
43 Mr. Grillo pointed out that The Quarry would involve approximately 750
44 residential units.
45

1 Mr. Sparks expressed his opinion that many interesting ideas are included within
2 the application for The Quarry, adding that Sunrise at Cooper Mountain involves
3 issues with regard to transportation, trees and wetlands. He mentioned the
4 Tualatin Valley Water Department (TVWD) site at SW Merlo Road, and the
5 Conditional Use Permit (CUP) and Rezone submitted by Kuni Automobile on
6 property annexed on SW Canyon Road.

7
8 Mr. Sparks advised the Planning Commissioners that Transportation Planners
9 Margaret Middleton and Randy Wooley are currently working on the
10 transportation plan.

11
12 Mr. Sparks introduced Senior Planner Kevin Snyder, who discussed future text
13 amendments, including the sign code, street name changes and approval criteria
14 for both the City Council and staff.

15
16 Commissioner Barnard expressed concern with those streets that have different
17 names in different portions.

18
19 Mr. Snyder mentioned that performance standards, including noise, air quality
20 and odor, would also be addressed within future text amendments. He pointed out
21 that the standards for wireless communications towers would be addressed at a
22 Public Hearing scheduled September 11, 2002, adding that 21,000 property
23 owners had received copies of the citywide notification that had been mailed out.
24 He explained that the wireless communications towers standards would involve
25 policy issues and collocation standards, as well as encouraging stealth design,
26 adding that Salem Communications would not be addressed under the current
27 wireless standards.

28
29 Mr. Sparks suggested that the Planning Commissioners should review the packet
30 of information from the American Planners Association with regard to wireless
31 communications towers prior to the scheduled Public Hearing, emphasizing that
32 under the new Development Code, they would now be reviewing design review
33 approval criteria. He questioned whether everyone prefers to address
34 amendments to the code all at one time or in segments.

35
36 Commissioner Maks expressed his opinion that these amendments should all be
37 addressed by the Code Review Advisory Committee (CRAC) prior to review by
38 the Planning Commission.

39
40 Commissioner Johansen noted that these amendments should be addressed in
41 segments and memorialized for a review prior to approval.

42
43 Observing that he would like to keep the process moving, Mr. Sparks pointed out
44 that providing direction at a Work Session is not in the best interest of the public
45 process.

46

1 On question, Mr. Grillo advised Chairman Voytilla that there are numerous
2 anecdotal quotes with regard to how the different groups feel about design
3 standards, adding that noticing is difficult in some of these situations.
4

5 Commissioner Bliss expressed his opinion that the Committee for Citizen
6 Involvement (CCI), rather than staff, should be approaching the individual NACs
7 with regard to issues and developments.
8

9 Mr. Sparks explained that staff is attempting to evolve on improvements to
10 communication with the public.
11

12 Referring to Chapter 20, Mr. Sparks noted that it is necessary to provide
13 definitions for the scopes of different listed uses, such as retail use, recreational
14 use and service use.
15

16 Mr. Bergsma pointed out that the reexamination of the multiple use districts
17 applied when property is annexed and rezoned from Washington County involves
18 an ongoing project.
19

20 Expressing his agreement with Mr. Bergsma, Mr. Sparks suggested combining
21 some of the multiple use zoning designations, noting that staff has ran out of
22 colors to indicate different zoning designations on the map.
23

24 Commissioner Bliss pointed out that since he has been a member of the Historic
25 Resource Review Committee (HRRC), he is now scheduled to attend his fourth
26 meeting this year, emphasizing that he had been informed originally that this
27 committee only meets once each year.
28

29 Assuring Commissioner Bliss that this HRRC Meeting would actually be his last,
30 Mr. Sparks advised him that this committee would no longer exist after the new
31 Development Code becomes effective on September 18, 2002.
32

33 Commissioner Maks mentioned that signs advertising the implementation of the
34 new Development Code are posted all over.
35

36 Mr. Sparks informed Commissioner Maks that staff intends to make certain that
37 everyone is aware of this new Development Code.
38

39 Mr. Grillo pointed out that for a period of time, different applications would be
40 submitted under the "old" code and the "new" code, although eventually only the
41 new code would be utilized.
42

43 Mr. Sparks explained that each Staff Report would clarify which code is
44 applicable.
45

1 Mr. Sparks mentioned that an Open House is scheduled in the City Council
2 Chambers on Thursday, September 12, 2002.

3

4 Mr. Sparks reminded the Planning Commissioners that the greatest effect the new
5 Development Code would have upon them is that they would be reviewing dual
6 applications, involving design review.

7

8 Mr. Snyder pointed out that staff has been conducting internal training with
9 regard to the new Development Code on a weekly basis.

10

11 Mr. Sparks advised the Planning Commissioners that the City Council had
12 reversed their decision with regard to appeals, adding that appeals would continue
13 to be full de novo, rather than on the record.

14

15 Mr. Grillo noted that staff is working on revisions to the fee ordinance.

16

17 Commissioner Johansen requested that copies of a new roster of Planning
18 Commissioners be distributed.

19

20 Commissioner Maks requested that copies of a staff roster be provided as well.

21

22 **MISCELLANEOUS BUSINESS:**

23

24 The meeting adjourned at 8:45 p.m.